130.0	0001	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,246,700	/	1,246,700
USE VALUE:	1,246,700	/	1,246,700
ASSESSED:	1,246,700	/	1,246,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCMAHON AMBER & JOHN
Owner 2:	
Owner 3:	
Street 1:	93 PLEASANT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STEPHENSON ROBIN/KIMBERLY -
Owner 2:	D AMORE J/TRS/PLEAS ST TRUST -
Street 1:	93 PLEASANT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 13,130 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Wood Shingle Exterior and 4661 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13130.000	579,700	7,700	659,300	1,246,700
Total Card	0.301	579,700	7,700	659,300	1,246,700
Total Parcel	0.301	579,700	7,700	659,300	1,246,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 267.50 | /Parcel: 267.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 130.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	579,500	7700	13,130.	659,300	1,246,500	1,246,500	Year End Roll	12/18/2019
2019	101	FV	441,900	7300	13,130.	695,900	1,145,100	1,145,100	Year End Roll	1/3/2019
2018	101	FV	441,900	7300	13,130.	512,800	962,000	962,000	Year End Roll	12/20/2017
2017	101	FV	441,900	7300	13,130.	490,800	940,000	940,000	Year End Roll	1/3/2017
2016	101	FV	441,900	7300	13,130.	454,200	903,400	903,400	Year End	1/4/2016
2015	101	FV	416,100	7500	13,130.	380,900	804,500	804,500	Year End Roll	12/11/2014
2014	101	FV	416,100	7500	13,130.	372,100	795,700	795,700	Year End Roll	12/16/2013
2013	101	FV	416,100	7500	13,130.	354,500	778,100	778,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEPHENSON ROBI	54266-471		2/5/2010	Estate/Div	625,000	No	No		
STEPHENSON ANNA	37431-354		12/20/2002	Family	99	No	No		
	20147-80		10/1/1989		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	Meas/Inspect	HS	Hanne S
11/18/2008	Meas/Inspect	355	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Entry Denied	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13130		Sq. Ft.	Site		0	90.	0.56	10			Med. Tr	-10					659,261						659,300	

Total AC/HA: 0.30142 | Total SF/SM: 13130 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 659,261 | Spl Credit | Total: 659,300

User Acct

83901

GIS Ref

GIS Ref

Insp Date

11/16/18

!10155!

PRINT

Date	Time
12/11/20	00:29:54

LAST REV

Date	Time
08/13/19	10:38:57

apro

PAT ACCT. 10155

USER DEFINED

Prior Id # 1:	83901
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.91478372
Const Adj.:	1.03295600
Adj $ / SQ:	122.841
Other Features:	103633
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	840204
Depreciation:	260463
Depreciated Total:	579741

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

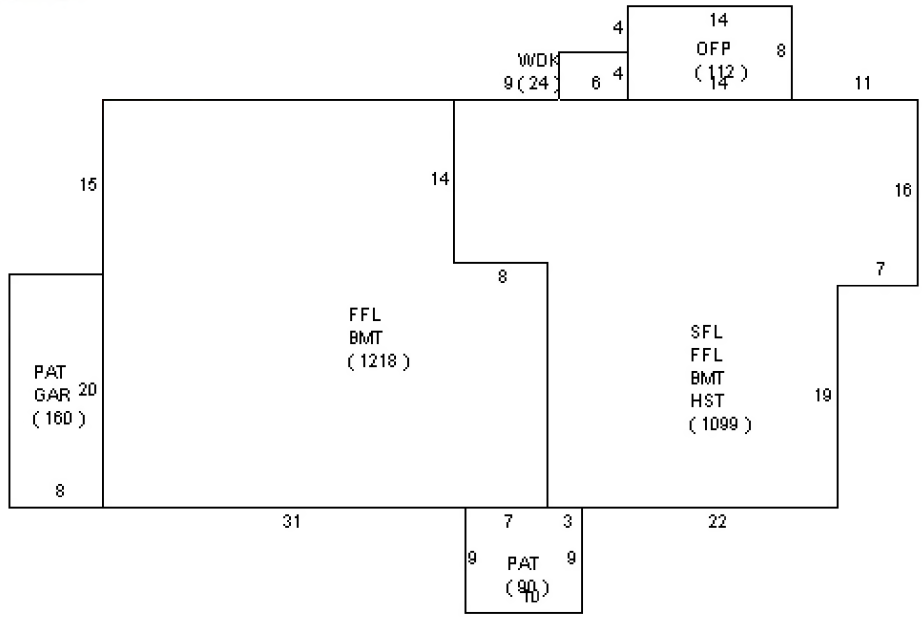
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.64
Special Features:	0	Val/Su Net:	84.89
Final Total:	579700	Val/Su SzAd	146.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,317	40.390	93,584
FFL	First Floor	2,317	122.840	284,623
SFL	Second Floor	1,099	122.840	135,002
HST	Half Story	550	122.840	67,501
PAT	Patio	250	3.870	968
GAR	Garage	160	31.630	5,061
OFP	Open Porch	112	32.260	3,613
WDK	Deck	24	16.530	397
	Net Sketched Area:	6,829	Total:	590,749
Size Ad	3965.5	Gross Are	7378	FinArea 4661

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 130.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	18X32	A	AV	1980	17.58	T	31.2	101			7,000			7,000
19	Patio	D	Y	1	8X22	A	AV	2000	4.38	T	15.2	101			700			700

More:	N	Total Yard Items:	7,700	Total Special Featues:		Total:	7,700